

CITY OF  
**HAYWARD**  
HEART OF THE BAY

## **General Plan Update**

### **City Council Work Session**

**June 19, 2012**

**Erik Pearson, *Senior Planner***

Planning Division  
Development Services Department



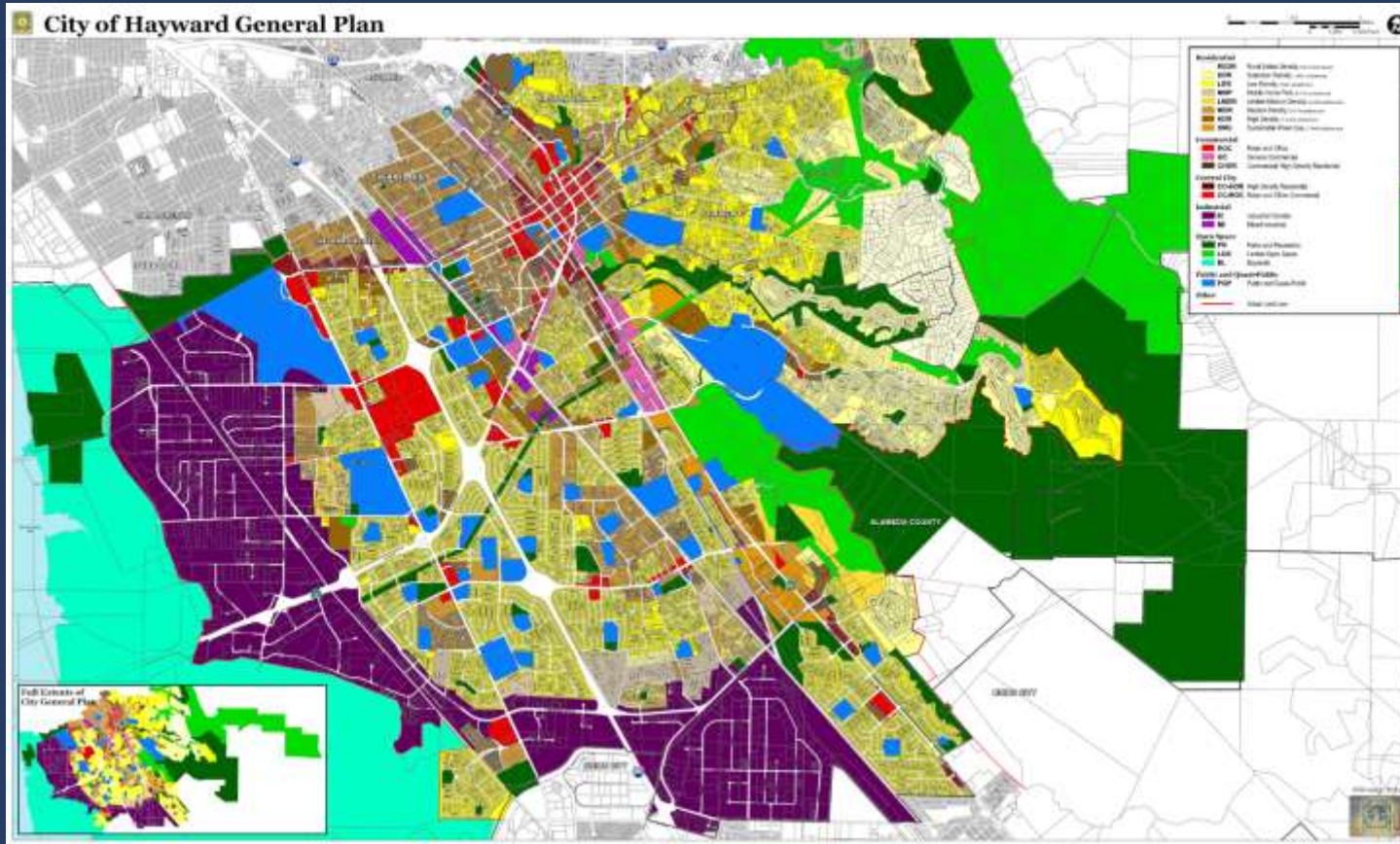
# Outline

1. Review of existing General Plan and why does it need to be updated?
2. Fiscal Impacts
3. Next Steps



# What is a General Plan?

- City's long-range growth policy document
- California Supreme Court has called the general plan the "constitution for future development."



# HAYWARD

# History of Hayward's General Plan

- First adopted in 1953
- Updated in 1965, 1974, 1986
- Circulation Element updated in 1998
- Comprehensive Update completed in 2002
- Housing Element Update in 2010

**CITY OF HAYWARD**



**GENERAL PLAN**



Required Element	City of Hayward Element/Chapter
Land Use	Land Use
Circulation	Circulation
Housing	Housing
Conservation	Conservation and Environmental Protection
Open Space	Conservation and Environmental Protection
Noise	Conservation and Environmental Protection
Safety	Public Utilities and Services

### Optional Elements:

Economic Development

Community Facilities and Amenities



# Why Update the General Plan?

Policies need to be updated to align with State law and the City's current vision and priorities:

- Safe, Clean & Green
- Ensure Development does not Exceed Capacity  
Public Safety
- Complete Streets
- Public Health
- Climate Action Plan Policies



# Previous Meetings

## Comments from Commission & Council:

- Cheaper than \$2.8 million estimate
- Quicker than 3.5 year estimate
- Use online forums for public participation
- Address social equity
- Use in-house staff
- General Plan should be web-based





# Land Use Element

- Overview/inventory of City Assets
- Re-evaluate Land Use Patterns
- Incorporate Sustainable Communities Strategy
- Flood Hazards
- Climate Action Plan



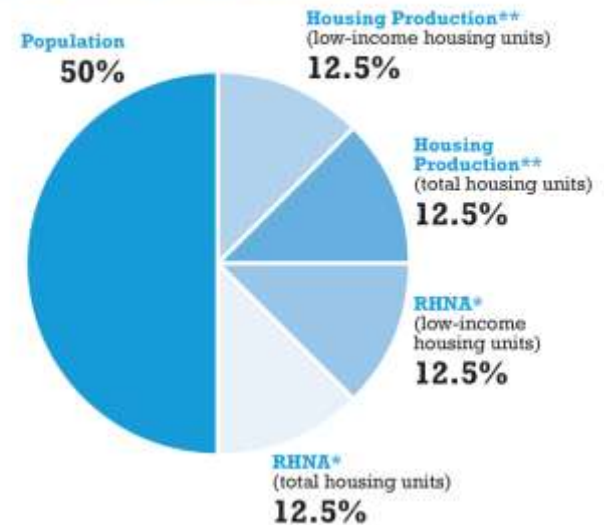


# Circulation Element

- New Streets
- Update Traffic Counts
- One Bay Area Grant (OBAG) program
- Incorporate Complete Streets by October 2014
- Pedestrian Master Plan



**OBAG Distribution Formula**



# Housing Element

- Must be updated by October 2014
- Accommodate Regional Housing Needs Allocation (RHNA)
- Must address housing for disabled
- Address loss of Redevelopment Agency



# Conservation & Environmental Protection Element

- Open Space
- Biological Resources
- Water Conservation
- Air Quality
- Flood Hazards
- Noise





# Public Utilities & Services Element

- Fire Protection
- Public Safety
- Water Supply
- Water Treatment
- Solid Waste



# Economic Development Element

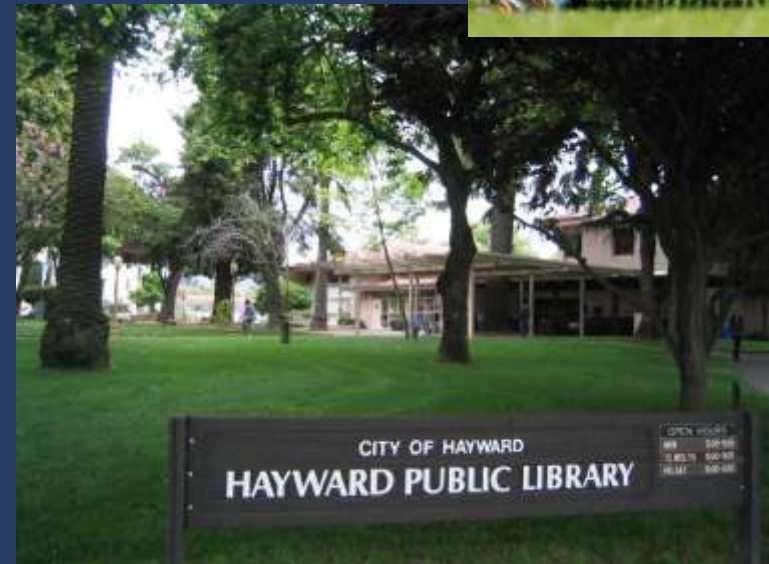
- Attract New Employers
- Community Events
- Economic Outlook
- Fiscal Stability



HAYWARD

# Community Facilities & Amenities Element

- Schools
- Libraries
- Parks
- Historical Resources



HAYWARD



# Potential New Content

- Sustainability
- Health
  - Food
  - Air Quality
  - Access to Medical Care
  - Walking & Biking
- Neighborhood Plans



# Fiscal Impact

Estimated Budget for General Plan Update			
		3/20/12 agenda report	Current
<b>Staff Time</b>			
Senior Planner		\$350,000	\$300,000
Associate Planner (Temporary)		\$630,000	\$300,000
Other Staff		\$255,000	\$175,000
<b>Total Staff Time</b>		<b>\$1,235,000</b>	<b>\$775,000</b>
Mintier's DIY Workshop		\$15,000	\$0
Consultant Fees – General Plan/Technical Studies		\$900,000	\$700,000
Consultants Fees – EIR		\$350,000	\$550,000
Miscellaneous Costs		\$10,000	\$10,000
<b>Subtotal</b>		<b>\$2,510,000</b>	<b>\$2,035,000</b>
10% Contingency		\$251,000	\$203,500
<b>Grand Total</b>		<b>\$2,761,000</b>	<b>\$2,238,500</b>



# Survey of Other Cities

Jurisdiction	Adopted	Population	Time to complete	Staff Time	Consultant Cost
Fremont	2011	215,000	4 years	2 FTE	\$1.35 million
Hayward (proposed)		147,000	2 years	Est. 1.7 FTE	Est. \$1.5 million
Mountain View	2012 *	74,066	4.5 years *	3.5 FTE	\$1.65 million
Redwood City	2010	76,000	3 years	1.1 FTE	\$1.5 million
Richmond	2012	103,701	6 years	3 FTE	\$2.1 million
Vacaville	2013 *	97,000	3 years *	1.5 FTE	\$1.67 million
Walnut Creek	2006	66,000	3 years		\$1 million

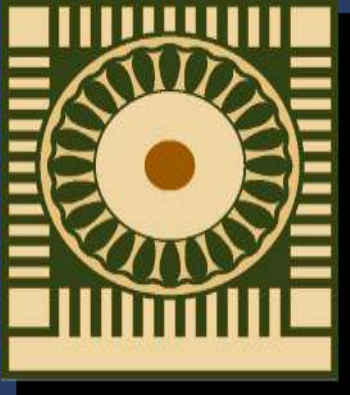
\* - estimated completed date



# Next Steps

<b>June 26, 2012</b>	<b>Council Authorizes General Plan Update and Appropriates Funds</b>
<b>July 2012</b>	<b>Issue Request for Proposals</b>
<b>September 2012</b>	<b>Hire Consultants to Assist with General Plan Preparation and Environmental Review</b>
<b>June 2014</b>	<b>Adopt Revised General Plan</b>





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